

Arlington Historic District Commissions

July 27, 2017
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: N. Aikenhead, M. Audin, D. Baldwin, B. Cohen, C. Hamilton, S. Lipp, J. Worden

Commissioners Not Present: C. Barry, S. Makowka,

Guests:

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners – Pleasant Street – C. Hamilton,
3. Approval of draft minutes from June 22, 2017. D. Baldwin moved approval, seconded by C. Hamilton. Unanimous approval.
4. Communication:
 - a. J. Worden found a box full of the original historic district proposal from 1972 and gave to be kept safe.
 - b. C. Greeley spoke with Washington DC group about historic monument designations in Arlington – gave contact
5. New Business
Hearings (typically last around 20 minutes per application) 8:20pm
 1. Continuation of Formal Hearing re: Lot 1A Westminster Ave. (Kuhn) (located between 37 and 51 Westminster Ave.) for construction of new single family house – **Postponed at applicants request to 8/24/17** Discussion about S. Makowka speaking with town counsel about how to proceed. Frustration at amount of postponements and now the number of Commissioners that are allowed to vote.
 2. Formal Hearing 183 Pleasant Street (Barker) for replacement of wood gutters with gutters from The Fiberglass Gutter Company. D. Baldwin moved application for fiberglass gutters made by the Fiberglass Gutter Company to be installed. Seconded by S. Lipp. Unanimous approval.
 3. Informal Hearing re: 163 Pleasant Street (Davidson) for installation of a wall. Have cut the original proposal of 36" to be 18". Bluestone cap. Looking for a little feature to dress up the lot. 8" concrete block faced on both sides with stone. J. Worden said walls of that period would not have had bluestone on the top, they would have a cement cap or were just finished with a coat of cement. Discussion whether a stone wall is appropriate to dress up the front of this house as opposed to another feature of the house. Fieldstone foundation

on the house. Suggestion that bluestone is too contemporary. Commissioners would suggest top being fieldstone.

6. Other Business

- a. Email from applicant re: 41 Westminster (AKA Lot 1A) (Kuhn) advising they will not be attending 7/27 meeting but postponing until the 8/24/17 meeting.
- b. Emails sent to E. Kostojohn and J. Burkhardt advising of postponement of 41 Westminster (AKA Lot 1A)
- c.

7. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – COHEN For Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
22. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
23. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
24. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
25. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
26. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
27. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
28. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
29. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)

30. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
31. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
32. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
33. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
34. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
35. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
36. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
37. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
38. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
39. 111 Pleasant St. (Fredieu – 14-03P) – Hamilton for Nyberg - COA (Awnings)
40. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
41. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
42. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
43. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
44. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
45. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
46. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
47. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
48. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
49. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik – CONA (Windows)
50. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
51. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
52. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
53. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
54. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
55. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
56. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
57. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
58. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
59. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
60. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
61. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
62. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
63. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
64. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
65. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
66. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
67. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
68. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
69. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
70. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
71. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
72. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
73. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
74. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
75. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
76. 118 Pleasant Street (Sirotov – 15-03P)) - Makowka- CONA (Chimney Repair)

77. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
78. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
79. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
80. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
81. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
82. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
83. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
84. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
85. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
86. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
87. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
88. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
89. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
90. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
91. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
92. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
93. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
94. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
95. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
96. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
97. 178 Westminster Ave. (Strauss/Reich – 15-46M) – Makowka – CONA (windows)
98. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
99. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
100. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
101. 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
102. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
103. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
104. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
105. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
106. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
107. 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
108. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
109. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
110. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
111. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
112. 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
113. 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
114. 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
115. 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
116. 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
117. 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/
118. 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)
119. 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)
120. 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)
121. 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)
122. 59 Jason Street (Bouvier – 16-19J) –Cohen & Lipp for Nyberg – COA (New House Construction)
123. 12 Pelham Terrace (Berkowitz – 16-21P) – Makowka - CONA (roof)
124. 72 Crescent Hill Ave. (Lamont – 16-22M) – Makowka – CONA (roof)
125. 102 Crescent Hill Ave. (Rigby -16-23M) – Audin – COA (deck-doorway-railings)
126. 175 Pleasant Street (Migliazzo – 16-24P) – Barry – COA (garage addition)

127. 256 Pleasant Street (Smith – 16-25P) – Makowka – CONA (roof)
128. 11 Westminster Ave. (Sealine-Fitzgerald – 16-26M) – Makowka - CONA (fence)
129. 195 Pleasant Street (Avrahami-Hamel – 16-27P) – Makowka - CONA (vent)
130. 20 Maple Street (Kapinos – 16-28P) – Makowka - CONA (gutters and rear façade window)
131. 24 Jason Street (Johnson – 16-29J) – Makowka - CONA (roof)
132. 72 Crescent Hill Ave. (Lamont – 16-30M) – Makowka – CONA (chimney removal)
133. 139-141 Westminster Ave. (Entov – 16-31MD) – Makowka – DENIAL – DECK-RAILINGS
134. 742 Mass. Ave. (Jason Terrace LLC – 16-32J) – Makowka – COA (Stairs,Railing)
135. 7 Jason Street (Arl. Historical Society – 16-33J) – Makowka – CONA (gutters)
136. 16 Avon Place (Sandstedt-Capodanno – 16-34A) – Barry – COA (addition)
137. 53 Academy Street (Miller – 16-35P) – Makowka – CONA (a/c compressor)
138. 23 Jason Street (Leary-Hammerman – 16-36J) – Lipp – COA (addition)
139. 39 Russell Street (Donegan – 16-37R) – Makowka – CONA (wood trim)
140. 147 Lowell Street (Mandell-Edmonds – 16-38M) – Makowka – CONA (porch rail, posts)
141. 6 Russell Terrace (Meguerditchian – 16-39R) – Makowka – CONA (porch rail,stairs)
142. 151 Lowell Street (Labow-Wong – 16-40M) – Makowka – CONA (Rear Window)
143. 56 Jason St (Tanner – 16-41J) – Makowka – CONA (Window Repairs)
144. 135 Pleasant St (Plumley-Clouth – 16-42P) – Makowka - CONA (Window)
145. 59 Jason St (Bouvier – 16-43J) – Cohen & Lipp for Nyberg - COA (Deck)
146. 140 Pleasant St (Haas – 16-44P) – Makowka - CONA (Steps)
147. 141 Westminster Ave. (Estov – 16-45M) – Makowka - CONA (porch railings, posts, caps)
148. 146, 148, 150 Pleasant St (Condo Assoc – 16-46P) – Makowka – CONA (Balcony, deck)
149. 12 Russell St. (Caritas – 16-47R) – Makowka – CONA (Emergency Fire Escape, Siding, Soffits)
150. 39 Russell Street (Donegan – 16-48R) – Lipp – 10 Day COA (Fiberglass Gutters)
151. 28 Maple Street (Mahoney – 16-49P) – Barry – 10 Day COA (Fiberglass Gutters, Downspouts)
152. 21 Jason Street (Green – 16-50J) – Capodanno – 10 Day COA (Windows,Door)
153. 74 Pleasant St (St John's Episcopal – 16-51P) – Audin - 10 Day COA (Banner Hoisting System)
154. 20 Maple Street (Kapinos – 16-52P) – Makowka - 10 Day COA (Rear Porch, Deck)
155. 176 Pleasant St. (Seltzer – 16-53P) – Makowka - CONA (Door, Deck, Rail, Gutters)
156. 17 Russell Terrace (Ferland – 16-54R) –Makowka - CONA (Roof)
157. 20 Jason St. (Payne – 16-55J) – Makowka - CONA (Fence)
158. 17 Russell St. (Makowka – 16-56R) – Lipp - COA (Driveway, Steps, Wall)
159. 253 Pleasant St. (Crewe – 16-57P) – Makowka - COA (Gutters, Fascia)
160. 20 Wellington St. (Mowbray – 16-58P) –Makowka - CONA (Gutters)
161. 53 Academy St. (Miller – 16-59P) – Makowka - CONA (Chimney, Sun Porch Roof Repairs)
162. 53 Gray St. (Lubar – 16-60P) – Makowka - CONA (Roof)
163. 7 Pelham Terrace (O'Sullivan – 16-61P) – Makowka - CONA (Soffit, Roof, Window, Fascia, Bulkead)
164. 72 Jason Street (McNiff – 17-01J) – Makowka – CONA (Roof)
165. 53 Academy St. (Miller – 17-02P) – Barry – COA (Fence)
166. 74 Pleasant Street (Mahoney – 17-03P) – Makowka – CONA (Chimney)
167. 194 Westminster Ave. (Greene – 17-04M) – Cohen – COA (Windows)
168. 27 Jason St. (Worden 17-05J) – Makowka - CONA (Porch repairs)
169. 5-7 Pelham Terrace (O'Sullivan – 17-06P) – Makowka – DENIAL (porch railing)
170. 15-15A Avon Place (Burke – 17-07A) – Makowka – COA (Renewal 12-10A-Porch/Vestibule, Windows-Door-Carriage House)
171. 15 Wellington Street (Cohen – 17-08P) – Makowka – CONA (Door/Porch)
172. 105 Pleasant St. (Anastos – 17-09P) – Makowka – CONA (Column Repairs)
173. 21 Montague Street (Sparks – 17-10M) – Makowka – CONA (Roof)
174. 15 Wellington St. (Cohen – 17-11P) – Makowka – COA (Fiberglass Gutters)

- 175.** 7 Pelham Terrace (O'Sullivan – 17-12P) – Barry – COA (Windows-Porch Railing)
- 176.** 75 Westminster Ave. (Dressler – 17-13M) – Makowka – COA DENIAL (Solar Panels)
- 177.** 152 Pleasant St., #1 (Jea – 17-14P) – Makowka – COA (Exhaust Vent)
- 178.** 35 Central St. (Budne – 17-15C) – Makowka – CONA (Fence-Porch Decks)
- 179.** 10 Jason Street (Young – 17-16J) – Makowka – CONA (Rear Window)
- 180.** 53 Academy Street (Miller – 17-17P) – Mwkowka – CONA (Fence-A/C Screening)
- 181.** 110 Crescent Hill Ave. (Brooks – 17-18M) – Lipp – COA (solar panels)
- 182.** 9 Ravine Street (Smurzynsik – 17-18J) – Makowka – CONA (Roof)
- 183.** 11 Jason Street (English – 17-19J) – Cohen – COA (Porch-Windows-Chimney-Vent)
- 184.** 17 Jason Street (Harrington – 17-20J) – Cohen – COA (Deck-Addition)
- 185.** 20 Wellington Street (Mowbray – 17-21P) – Makowka – CONA (Windows)
- 186.** 29 Academy Street (Benn – 17-22P) – Makowka – CONA (Porch)
- 187.** 4 Westmoreland Ave. (Callaghan – 17-23M) – Makowka – CONA (Duck House)
- 188.** 735 Mass. Ave. (High Rock Church – 17-24C) – Makowka – CONA (Steeple/Bricks)
- 189.** 27 Maple Street (Town of Arl – 17-25P) – Makowka – COA (Ramp)
- 190.** 16 Central Street (Piechota – 17-26C) – Baldwin – COA (Stoops/Porch)
- 191.** 187 Lowell Street (Grinnell – 17-27M) – Barry – COA (Garage)
- 192.** 16 Central Street (Piechota – 17-28C) – Makowka – CONA (Garage Door)
- 193.** 20 Jason Street (Payre – 17-29J) – Makowka - CONA (Storm Windows – a/c Compressor)
- 194.** 393-395 Mass. Ave. (Barkan – 17-30B) – Makowka – CONA (Porch/Gutters)
- 195.** 79 Crescent Hill Ave. (Diaz – 17-31M) – Makowka – CONA (Porch)
- 196.** 45 Westmoreland Ave. (Rodger – 17-32M) – Makowka – COA (Fiberglass Gutters)
- 197.** 39 Russell Street (Donegan – 17-33R) – Bush – COA (Door-Windows)
- 198.** 34 Jason Street (Swist – 17-34J) – Cohen – COA (Stairs)
- 199.** 82-84 Pleasant St. (Lane Hatfield Trust – 17-35P) – Makowka - COA (Fiberglass Gutters)
- 200.** 187 Pleasant Street (Fox – 17-37P) – Makowka – CONA (Fence)
- 201.** 3 Westmoreland Ave. (Canty – 17-38M) – Makowka – CONA (Gutters)

Meeting Adjourned 9:12pm